076.B	0001	0006.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	953,500	/	953,500
USE VALUE:	953,500	/	953,500
ASSESSED:	953,500	/	953,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	PISANO INGRID U
Owner 2:	
Owner 3:	
Street 1:	71 CROSBY STREET #6
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WASSERMAN LORRAINE J -
Owner 2:	-
Street 1:	71 CROSBY STREET #6
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1989, having primarily Clapboard Exterior and 3084 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	953,500			953,500
Total Card	0.000	953,500			953,500
Total Parcel	0.000	953,500			953,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.18 | /Parcel: 309.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 076.B-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	953,500	0	.		953,500		Year end	12/23/2021
2021	102	FV	926,300	0	.		926,300		Year End Roll	12/10/2020
2020	102	FV	909,500	0	.		909,500	909,500	Year End Roll	12/18/2019
2019	102	FV	887,300	0	.		887,300	887,300	Year End Roll	1/3/2019
2018	102	FV	805,400	0	.		805,400	805,400	Year End Roll	12/20/2017
2017	102	FV	720,000	0	.		720,000	720,000	Year End Roll	1/3/2017
2016	102	FV	705,400	0	.		705,400	705,400	Year End	1/4/2016
2015	102	FV	676,700	0	.		676,700	676,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASSERMAN LORRA	53540-359		9/15/2009		641,000	No	No		
	20399-554		2/1/1990		315,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	738	Redo Bat	9,550					
4/14/2015	332	Manual	28,820					Replace decking fl
3/12/2015	234	New Wind	11,592					Replace 3 windows.
10/31/2014	1475	Wood Dec	7,500					Replace deck and r
6/25/2014	746	New Wind	10,826					
3/29/2011	203	Re-Roof	5,500					
2/24/2011	100	New Wind	11,150					REPL 5 WINDOWS
9/29/2009	916	Manual	30,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2021	Info By Phon	DGM	D Mann
7/27/2018	Measured	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
1/30/2014	Meas/Inspect	JBS	JOHN S
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7011																

Patriot Properties Inc.

User Acct: 154567
GIS Ref:
GIS Ref:
Insp Date: 07/27/18
!6390!

PRINT

Date	Time
12/30/21	03:50:05

LAST REV

Date	Time
09/02/21	14:40:12
danam	

PAT ACCT.: 6390

USER DEFINED

Prior Id # 1:	154567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	16.659999847
Name:	53 - 7011

DEPRECIATION

Phys Cond:	VG - Very Good	9.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.69455254
Const Adj.:	0.99989998
Adj $ / SQ:	173.621
Other Features:	70579
Grade Factor:	1.33
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1047819
Depreciation:	94304
Depreciated Total:	953515

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	0
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	300.19
Special Features:	0	Val/Su Net:	309.18
Final Total:	953500	Val/Su SzAd	309.18

SKETCH

UnSketched SubAreas:
GLA: 3084,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,084	173.620	535,446

Net Sketched Area:	3,084		Total:	535,446	
Size Ad	3084	Gross Area	3084	FinArea	3084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

076.B-0001-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: